

Desert Meadows Estates Replat "B"

City of El Paso — City Plan Commission — 10/4/2018

SUSU18 - 00069 — Resubdivision Combination



STAFF CONTACT:	Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
PROPERTY OWNER:	Mario Garcia, Maria R. Garcia, and Mario R. Garcia Jr
REPRESENTATIVE:	SER Group, LLC.
LOCATION:	South of Montana and West of Snoqualmie, ETJ
ACREAGE:	1.96
VESTED:	No
PARK FEES REQUIRED:	\$4,110.00
EXCEPTION/MODIFICATION REQUEST:	1. Exception to waive the required DSC improvements along Duwamish and Snohomish
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 1.96 acres of platted land into three residential lots consisting of two .50-acre lots and one .96-acre lot. The subject property is located in El Paso County, but within the City's Extraterritorial Jurisdiction (ETJ) and within an area designated for potential annexation. This subdivision is being reviewed under the current subdivision code. Access to the proposed subdivision will be provided via Snoqualmie Drive and Duwamish Drive.

SUMMARY OF RECOMMENDATION: Planning staff recommends **approval** of Desert Meadows Estates Replat "B" on a resubdivision combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

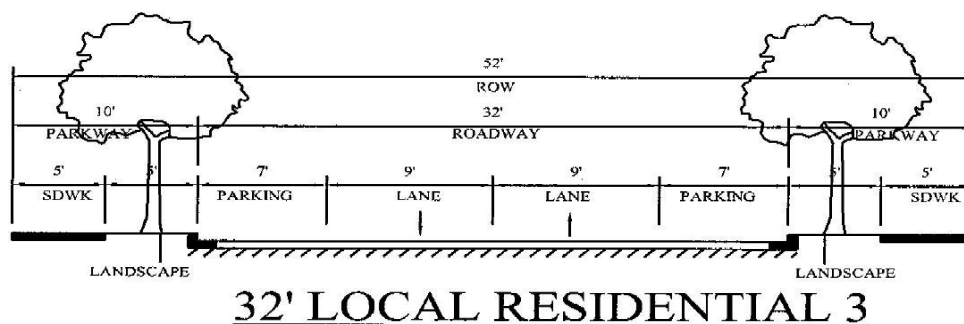
The applicant is requesting the following exceptions under 19.10.050.A (Roadway participation policies):

- To waive the construction of 6' of additional roadway pavement, as well as a 5' sidewalk along Duwamish.
- To waive the construction of 5' of additional roadway pavement, as well as a 5' sidewalk along Snohomish.

Required

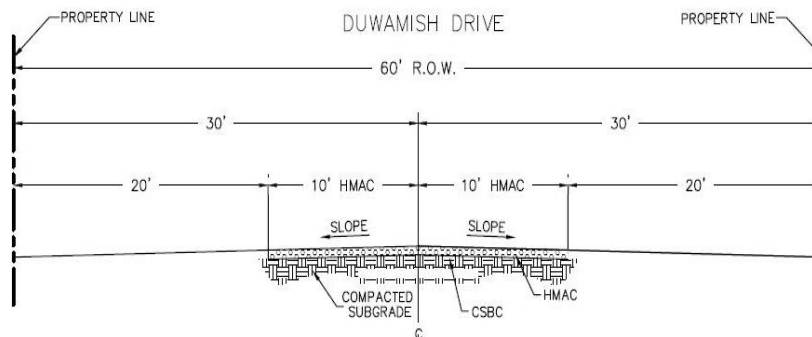
Duwamish Drive and Snohomish Loop

The Design Standards for Construction (DSC) requires a local street to consist of 52' of total right-of-way width. The applicant's proportionate share of the right-of-way requires 16' of pavement, a 5' parkway, and a 5' sidewalk



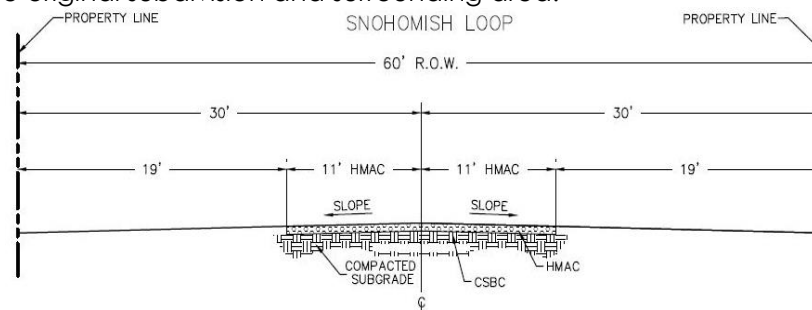
Existing Duwamish Drive

The applicant proposes to preserve the existing pavement and parkway conditions along Duwamish, which includes 10' of pavement and a 20' parkway; the existing parkway does not include a sidewalk. However, it should be noted that these conditions are typical of the original subdivision and surrounding area.



Existing Snohomish Loop

Similarly, the applicant proposes to preserve the existing 11' of pavement and 19' of parkway; along Snohomish, this street also lacks a sidewalk. However, as previously stated these conditions are typical of the original subdivision and surrounding area.



Section 19.10.050.A

- 1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
- c. For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.

Staff did receive written concurrence with regard to the waiver request for the street pavement improvements, but not for the sidewalk (see El Paso County comments, pg. 12).

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated O6, Potential Annexation

Goal 2.1	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
Policy 2.1.9: Development is strongly discouraged within critical arroyos.	Yes, this proposed development will not be located within critical arroyos.
Policy 2.2.2.: New/existing neighborhoods should have a mix of housing types which include small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units and accessory dwelling units	No, the subject property will be restricted to single-family dwellings. However, the subdivision will add to the diversity of lots sizes in the area. Accordingly, there is potential for small and large single-family detached homes to be built on the proposed lots.

NEIGHBORHOOD CHARACTER: Subject property is located in El Paso County, but within the City's Extraterritorial Jurisdiction (ETJ), therefore it is not zoned for any particular land use. The subject property is mostly surrounded by vacant land, except for a few residential lots located to the south and to the west of the subject property. The nearest school is Red Sands Elementary School (.84 miles). The nearest park is Miners Park (3.6 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Staff is still pending minor revisions to the submitted plats.

PLAT EXPIRATION:

This application will expire on **September 6, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

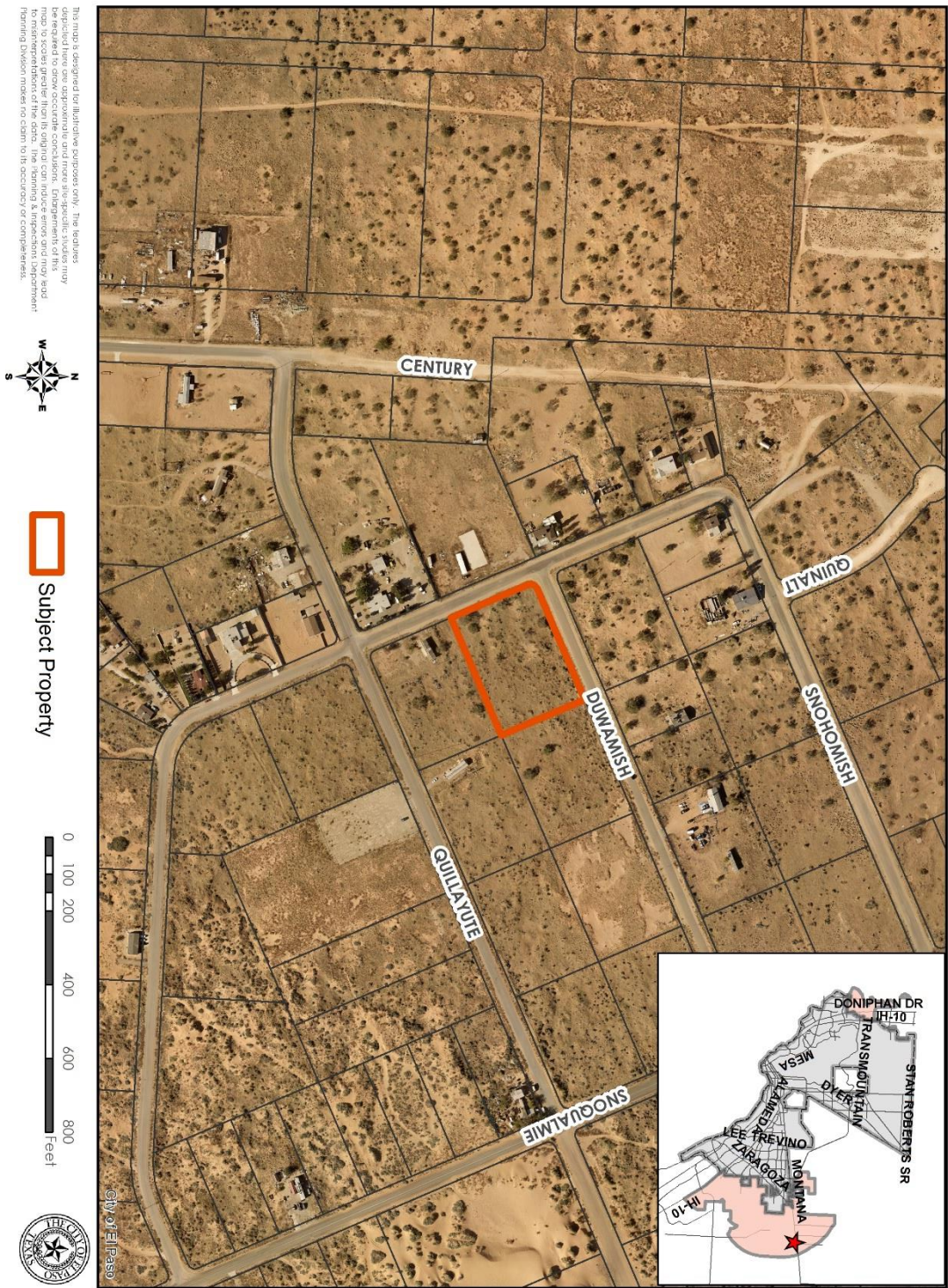
ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Final plat
4. Application

5. Waiver Requests
6. Department Comments

ATTACHMENT 1

Desert Meadows Estates Replat "B"



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 8/10/18 FILE NO. SU0118-00069

SUBDIVISION NAME: DESERT MEADOWS REPEAT "B"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOT 4, BLOCK B, DESERT MEADOWS ESTATES, EL PASO COUNTY.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>1.96</u>	<u>3</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>3</u>
Industrial			Total (Gross) Acreage	<u>1.96</u>	

3. What is existing zoning of the above described property? RESIDENTIAL Proposed zoning? SAME

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☒ Combination of Both ☐

6. What type of drainage is proposed? (If applicable, list more than one)

ON SITE PONDING.

7. Are special public improvements proposed in connection with development? Yes ☐ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

10. Improvement Plans submitted? Yes ☐ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

12.	Owner of record	MARIO R. GARCIA	11526 JAMES GRANT EL PASO, TX 79936	915-667-8816
		(Name & Address)	(Zip)	(Phone)
13.	Developer	MARIO R. GARCIA	11526 JAMES GRANT EL PASO, TX 79936	915-667-8816
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	SERGIO CASTILLO, PE SER GROUP, LLC	221 N. KANSAS ST., SUITE 700 EL PASO, TX 79901	915-875-1790
		(Name & Address)	(Zip)	(Phone)

*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.

OWNER SIGNATURE: Mario Garcia

REPRESENTATIVE: Sergio Castillo

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

ATTACHMENT 5



August 10, 2018

City of El Paso
801 Texas
El Paso, TX 79901

To Whom it May Concern,

May this letter serve as a waiver request for the Homestead Meadows Replat "B" for street, sidewalk and landscape improvements as well as a waiver for additional ROW along Duwamish Drive and Snohomish Loop based on Section 19.10.050.A.1.

We concur with the County of El Paso's comments where they are not requiring street/landscape/ROW improvements or additional ROW.

If you have any questions feel free to contact me.

With sincere appreciation,

A handwritten signature in black ink that reads 'Sergio Castillo'. The signature is written in a cursive style with a large, stylized 'S' and 'C'.

Sergio Castillo, P.E.
Principal

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. Confirm that half of the street runoff flows into the on site pond lots by including the existing abutting street contours.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS

We have reviewed **Desert Meadows Estates Replat “B”**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this is a Residential subdivision composed of three (3) lots located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the **South Montana** area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A. Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

(Ord. 16882 § 2 (part), 2008; Ord. No. 17236, § 27, 11-10-2009; Ord. No. 17251, § 11, 12-15-2009; Ord. No. 17396, § 14, 8-24-2010; Ord. No. 17561, § 9, 5-17-2011)

Also, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions** applicant is proposing one single-family dwelling unit per lot; **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **\$4,110.00** based on the following calculations:

3 lots restricted to one Single-family dwelling unit per lot @ \$1,370.00/Unit = **\$4,110.00**

Please allocate generated funds under Park Zone: **E-12**

Nearest Park: **Miners Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER

We have reviewed the above referenced subdivision and provide the following comments:

EPWU does not object to this request.

This Property is located outside of the El Paso City limits. The El Paso Water – Public Service Board (EPWater-PSB) does not provide service.

EPWU-PSB does not provide retail water service to this property because it is located outside the limits of EPWater-PSB service area. The subject property is located within the limits of the East Montana Water System which is managed by El Paso County Roads and Bridges Department. If the County approves the installation of additional water services, EPWU will process the applications for service. These meters will then be deducted from the total meter allocation to the El Paso County East Montana Water System.

The Applicant may contact the County of El Paso Roads and Bridges Department to solicit water services.

EL PASO COUNTY

I understand the applicant is requesting a waiver for ROW improvements (street, sidewalk and landscaping) from City requirements. The County's position on each item is as follows:

1. Street - Because comments requiring the widening of the pavement were not originally made, the County will not make it a requirement for this subdivision. However, if the City chooses to impose this requirement on the applicant, the County will support such decision especially since the existing pavement width is very narrow.
2. Sidewalks – The County will require the sidewalks. The plat submitted for our review had a plat note requiring the sidewalk and driveway to be constructed and maintained by the lot owner.
3. Landscaping – The County does not have any landscaping requirement. However, if the City chooses to impose this requirement on the applicant, the County does not oppose such decision with the condition that a requirement on the plat and property deeds specify the lot owner will be responsible for the maintenance.

The County is planning on rewriting/updating the El Paso County Subdivision Regulations and Design Standards and anticipates addressing these type of issues that may change the County's approach/position on these requirements. Therefore, the County will not support a waiver for the ROW improvements. However, this decision only applies to this subdivision plat.

TXDoT

Development is not abutting TxDOT Right-of-Way.

CENTRAL APPRAISAL

Requested several block number changes; these revisions were sent to the applicant to address.

911

No comments were received.